

**PRINCETON ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA**

Wednesday, March 22, 2023, 7:30 P.M.

Via Zoom

**PLEASE TAKE NOTICE THAT THE PRINCETON ZONING BOARD OF ADJUSTMENT WILL HOLD A REGULAR MEETING
ON March 22, 2023, AT 7:30 PM.**

Please take notice that pursuant to the extension of the ongoing State of Emergency by Executive Order No. 292 issued by Governor Murphy, and in accordance with the Emergency Remote Public Meeting Protocol for Local Public Bodies to conduct a public meeting without physical attendance by members of the public, the meeting will be held electronically via "Zoom." Instructions for how to access the meeting are below and will be posted on the home page of Princeton's website (www.princetonnj.gov) and on the meeting agenda.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86931653534>

Or One tap mobile :

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Webinar ID: 869 3165 3534

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1. **OPENING STATEMENT**
2. **ROLL CALL**
3. **DISCUSSION**
 - 1) Public comment for items not on the agenda
4. **ANNUAL REPORT**
 - 1) 2022 annual report
5. **MINUTES**
 - 1) January 20, 2021
 - 2) January 27, 2021
 - 3) February 8, 2021
 - 4) February 24, 2021
 - 5) March 24, 2021

6. RESOLUTIONS

- 1) Application of 37W Condominiums, LLC
Classification for Minor Site Development with Variances
N.J.S.A.40:55D-70(4) FAR and Bulk Variances
37 Wiggins Street, Units 1, 2 and 3
Block 28.02, Lots 34.02 C01-C03, Zone R4 (Borough)
File No. Z22-251
Approved with conditions

- 2) **33 Leigh Avenue**; Block 6905, Lot 33; R9 Zone/Witherspoon Jackson Historic District
Sabrina King and Abel Smith/Owners & Applicants
A Floor Area Ratio (FAR) D (4) is requested to permit expansion of the attic. Additional setback variances are requested for side yard and combined side yard setbacks
File No. Z22-279
Approved with conditions

- 3) **171 Westcott Road**; Block 2.02, Lot 26; R1 (Former Borough)
Donnacha Dennehy and Courtney Orlando/ Owners/Applicants
C2– variance request to convert previously approved garage workshop to finished living area to be utilized as a musical composing space. The garage/workshop was approved by variance in 1993 because it did not meet the required front yard setback. The zoning board approval was specific to the use being a garage /workshop and the conversion of this space to musical composing space requires variance relief
File No. Z22-297
Approved with conditions

7. APPLICATIONS

- 1) Application 300 Witherspoon LLC/Owner
Sakkrid Coffee Roasters LLC/Applicant
300 Witherspoon Street; Block 6902, Lot 4, Zone B1
Minor Site Plan with variances
File No: Z22-270
MLUL deadline 6/22/2023

- 2) **283 Prospect Avenue**; Block 56.06, Lot 110 R2 (Former Borough),
Faramerz Dabhoiwala and Joanna Dunkley/ Owners/Applicants
C1– variance request to permit construction of an addition in exception the required 16 ft. front facing garage setback from the nearest façade
File No. Z22-256
MLUL deadline 6/17/2023

- 3) **601 Lake Drive**; Block 8801, Lot 11; R5 Zone
J. Robert Hillier/Owner &Applicant
A variance is requested under the c1 and c2 criteria to permit construction of a new home in exception to the required height to setback ratio.
File No. Z23-335
MLUL deadline 7/11/2023

8. ADJOURNMENT